

First name	Last name	Question	Answered	Housekeeping Questions
Miri	Sumida	Who is the organization handling the Big Island for Rental Assistance?	x	Do we have permission to share this slideshow presentation with our clients or on our website as a resource?
Makana	Kamibayashi	ERAP can cover expenses "between 3/2020-12/31/2020"? What about 2021?	x	[ANSWERED] Aloha Darrell, Could you share again where we can access the slides from this talk and/or recordings?
cynthia	rezentes	Dan mentioned that someone was applying for Mortgage Assistance payment. Do you know who is applying? I have tried State but they keep telling me they will let me know when they know how to do that and I haven't heard anything from Treasury directly (which is how I have been dealing.)	x	[ANSWERED: No] Can we contact Dan O'Meara directly if we have ?
Kim	Holder	from Cristina Pineda to all panelists: 10:29 AM I received a couple direct messages asking for clarification on dates for rental assistance. The slide lists 3/2020 - 12/2020. Is this correct? Will there be coverage for 2021?	x	
Joshua	Gaoteote	Can a landlord evict someone because they want a family member to move into the unit?	x	
Rexie	Castro	Is it currently ok to send a 30day notice to cancel a fixed lease?	x	
Bridget	Rapoza	If tenant, with major arrears, and no effort to make partial payment, refuses to apply for assistance, and won't even communicate, or answer texts; can the landlord apply for assistance independently??	x	
Jennifer	Darrah-Okike	Would you be willing to elaborate on the kinds of violations you are seeing in terms of National origin/language; sexual harassment and disability	x	
		from A Akiona to host & presenter: 10:29 AM Question, please? Can landlords still terminate a month to month lease for other issues such as tenant caused damages to units or violence?	x	
		from Raelene Tenno to host & presenter: 10:32 AM how about discrimination against someone with criminal history	x	
Michelle	Carriaga	What are acceptable ways a landlord can give a 45 day notice (i.e. written, verbal, text)?	x	
Cyrus		What are the options for Mortgagees and not renters in getting the assistance program?	x	
Dawn	Thomas	If a tenant was not affected by COVID pandemic but has neglected to pay rent since January 2020, can a landlord ask tenant to leave? Please rephrase my question from above. Can a landlord terminate lease if tenant neglects to pay rent and the situation is not due to COVID	x	
Strategic Management Corp		Sorry I jumped on late & apologize of this was covered, but is it true that the moratorium is being lifted on April 13th, & if so, do we go back to normal regarding evictions? i.e. 5 day demand notices served then if no payment we file with our attorney?	x	
Riley	Relfe	Are these illegal evictions only for non-payment of rent. Like, can a landlord give 45 days notice to someone who is paying rent, or increase rent on someone who is currently behind on their rent but is on a month-to-month lease? "Who is currently "not" behind on their rent but on a month to month lease?"	x	
Cantrell	Shiroma	Can landlords still issue 45- Day Notices and Evictions for behavioral issues/lease violation and not for payment issues?	x	
Debbie	Alamillo	What if someone doesn't have a lease however someone has lived with them for more than 6 months and now they want the family to move into the unit	x	
Roy	Dela Cruz	Due to COVID restrictions, is there currently a "back log" of eviction hearings (Oahu)?	x	
Giovanna	De Los Reyes	Where can we find information relative to what counties include Internet as a part of the relief program.	x	
Dawn	Thomas	If a tenant refuses to pay rent – declines rental assistance can landlord terminate fixed lease	x	
JoDee	Hunt	When a lease ends & we are having trouble with tenant breaking several HOuse Rules, how do I evict or encourage to move???	x	
Sandra	Nishek	I have a tenant who is asking for a safety bar in the shower and other parts of the apartment. Who is responsible for the costs of the materials and installation?	x	
Kehau	Fontes	What if the lease ended and LL wants to sell the place because he is losing money and affecting thier credit score?	x	
Amanda	Kaleikua	I have a question I currently have a tenant living here and are currently behind on rent and asked to move a family member in and wants that person to take over the lease as a landlord what can I do? Do I have to allow this person to move in? And can that person take over the lease? Do landlord have the right to say no.	x	
Krista	Stadler	If a tenant vacates voluntarily with a large balance due are landlords able to submit the past due amount to collections?	x	
Jennifer	Darrah	Can you please elaborate on the violations you are seeing by language/origin, gender/sex/disability? I wanted to hear more about what kinds of violations are happening	?	
Bradley	Isa	With the new HUD Income Limit schedule for 2021, when will those figures be used to screen for the 2021 rent relief? It looks like limits went down so fewer people will be able to qualify.	x	
Napoleon	Taylor	If a notice of nonrenewal is sent before a fixed term lease expires, can a complaint be filed without the need for any further notice?		
Jennifer	Tanaka	How much time does the new owner have to serve the tenant 45-day notice to vacate? Where can I find this documented?		
Hannah	M.	If receivin Section 8 subsidy, a client is allowed to get additional rental assistance and not considered dual subsidy?	x	Follow up question: So what are the qualifications because we as specialist have told multiple clients that it's considered dual subsidy
Chamorrta	Matsunaga	What if a building is going to be demolished? Is the Landlord wtill obligated to uphold the Rental Agreement per the Eviction Moratorium?	x	
Noemi	Bardadillo	from Noemi Barbadillo to host (privately): 10:34 AM Can we evict a tenant who had a "drug bust" in his unit? He lives in LIHTC housing.	x	
Lori	Palmer	tenants are borrowing money from family members to keep current with their rent while waiting for their rental assistance payments. Can landlords accept rental assistance payments to reimburse tenants or are they required to return the funds to the rental assistance agencies?	x	
Laura	Cushman	from Laura Cushman to host (privately): 10:35 AM So rental increases are prohibited until after April 13th? Or when is the soonest that a landlord will be able to increase rent?	x	

Sandra	Ching	from Sandra Ching to host (privately): 10:36 AM It is correct that a landlord still send a arrearage letter letting the tenant know they are behind in rent, with NO mention of cancellation or termination. Just a letter saying to tenant that Tenant is \$XXXX behind on rent.??	x	
Courtney	Harrington	from Courtney Harrington to host (privately): 10:37 AM what if the landlord says theyre going to move back in but dont, and actually go back to short term rentals, and said that just to get tenants out	x	
Susan	Hansen	After a fixed lease has ended and tenant moves out, can landlord increase the rent for a subsequent tenant?		
Lydia	Pavon	what about renters who do not have lease agreement? Can they apply for the rental assistance?		
A.	Akiona	from A Akiona to host & presenter: 10:38 AM If a tenant continually breaks the house rules, can we terminate their month-to-month lease? If so, how?		
Francine	Martinez	from Francine Martinez to host (privately): 10:38 AM How can an Landlord get releif for residents who are not paying and not willing to apply for assistance?		
Pam	Scott	from Pam Scott to host (privately): 10:39 AM Just to confirm. If an owner sells their home/condo they are not able to give a 45 Day Notice? Or did I misunderstand that.		
Kimberly	Chow	from Kimberly Chow to host (privately): 10:39 AM When may landlords start to give a 45 day notice, on rent increase?		
Alex	Rojas	from alex rojas to host (privately): 10:39 AM if a property is for sale can a tennat limit the amount of showings if they dont feel comfortable with strangers in the house because of COVID	x	
Linda	West	from Linda West to host (privately): 10:39 AM does the eviction moratorium cover tenants who work and refuse to pay and continue to violate Building Rules?		
Lorelei	Ragasa	from Lorelei Ragasa to host (privately): 10:40 AM How does the Eviction moratorium affect fixed term leases? Can a landlord choose not to extend the lease and asking the tenant to vacate?		
Procesco	Corpuz	from Proceso Corpuz to host (privately): 10:40 AM Can you evict tenant during this pandemic due to constant rules vioaltion because of mental disability related.		
Richard	Fong	from Richard Fong to host (privately): 10:40 AM What about teants with behavior issues, unauthorized pets, unauthorized additional occupants		
Candy	Matautia	from candy matautia to host (privately): 10:40 AM Where can we find more information relating to help with mortgage?		
Pam	Scott	from Pam Scott to host (privately): 10:42 AM Also, if there are tenants that are relieving numerous complaints such as drug activity are we able to provide 45 day notice. The complaints have also come from the condo management not just tenants. We have no proof of the complains.		
Welsey	Chun	from Wesley Chun to host (privately): 10:42 AM If you have a tenant that has not paid rent for quite some time, is there a relief fund out there for rental managers for loss income?		
Kehua	Fontes	from Kehau Fontes to all panelists: 10:44 AM Salvation Army Hope Services HCEOC Hawaii First federal Credit Union Habit for Humanity NPP are the agencies to apply for ERAP on Hawaii Island		
Derek	Elisaga	from Derek Elisaga to host (privately): 10:45 AM Let's say we require a resident to get benefits/income within 90-days of being in housing for us to calculate their rent...and the resident lost her SSI benefits sometime in the middle of 2020 and therefore isn't paying any rent up to this point... after the moratorium ends, can we go for eviction for not having/getting benefits?		
Lori	Palmer	from Lori Palmer to host (privately): 10:45 AM tenants are borrowing money from family members to keep current with their rent while waiting for their rental assistance payments. Can landlords accept rental assistance payments to reimburse tenants or are they required to return the funds to the rental assistance agencies?		
William	Ahuna	from William Ahuna to host (privately): 10:48 AM Could you put in the chat where tenants can go to get rental assistance. Thank you.		
Kanoe	Carreiro	from Kanoe Carreiro to host (privately): 10:48 AM Regarding Affordable Housing, can the property mgmt evict a tenant if they have gotten physical or are verbally threatening physical harm to property's contractors/vendors? These are tenants who have not been paying their rent for the most part of the pandemic no matter how much the Admin office has been trying to assist with rental assistance.		
Katherine	Cox	from Katherine Cox to host (privately): 10:50 AM Are tenants at HUD rental assistance subsudized properties going to be eligible for the upcoming covid assistance?		
Alberta	Silva	[ANSWERED] from alberta silva to host & presenter: 10:50 AM What are the tenants options if the LL refuses to allow them to seek rental assistance?		**This is Abby. I am deleting duplicates since it looks like people are messaging both Darrell and putting it in chat/q&A
		Tenants who are receiving a subsidy through HUD or RD. Can their tenant portion increase right now with the emergency proclamation?		THANKS!
		May I issue a 45 day notice to vacate now for lease violations only?		
Abby	McCoy	If a notice of non-renewal has been sent 30 days before a fixed-term lease expires and a complaint for summary possession is filed without further notice, do you agree that the landlord is entitled to a court order granting possession?		Alexis Mukaيدا: It depends on the lease and situation.
Riley	Relfe	from Riley Relfe to all panelists: 11:09 AM Do these trainings count towards CE for Real Estate Agents?		

Raelene	Tenno	[ANSWERED] from Raelene Tenno to host & presenter: 11:10 AM Sara, Our condo of 64 units has only 14 parking stalls, unassigned and on first come basis. If someone asked for reasonable accomodation to be assigned a parking stall...a condo must comply?		
Danielle	Kanekoa	[ANSWERED] from Danielle Kanekoa to host (privately): 11:11 AM if a closer or as close parking stall is offered as assigned to someone who has a handicapped placecard, may a landlord ask the resident to allow the handicapped stall be left available for other residents who may need the stall? no the assigned stall is not handicapped but closer to the unit		
L.	Bass	Same scenario [as Danielle Kanekoa] - does the parking stall need to be painted as a disable parking spot?		
Yvonne	Harue	from Yvonne Harue to all panelists: 11:21 AM What if a handicap stall is assigned to a condo unit but that unit was sold to someone who is not handicapped, can the AOA reassign that stall to another unit owner who is handicapped? The AOA bylaws stipulate that the AOA Board may rearrange parking assignments. But, the new owner was asked if he would switch with a handicap person and said he does not want to.		
Kimberly	Chow	Because of the moratorium, when may landlords start to give a 45 day notice on rent increase?		
		from Krista Wylder to host (privately): 11:30 AM Is this being recorded? And made available to re-listen to at later date?		[ANSWERED] from Darrell Young to Krista Wylder (privately): 11:31 AM Yes. Once we're able to upload to YouTube, the videos of last week and this week's sessions will be posted on the link I shared earlier.
Abby	McCoy	Can you please give me an example of when you think they would not be entitled to a court order, not including situations involving discrimination? Thank you.		
L.	Bass	What are the penalties (if any) are applied to Association or Realtor?		
Mary	Pigao	In a share housing, may a landlord require tenants to take a COVID19 test with negative result to return back into the house?		
		from Riley Relfe to all panelists: 11:38 AM Is there any reason why these trainings cant count towards CE for Real Estate Agents... like did you look into doing that, or can you? Because this is awesome training, and it would be wonderful if RE Agents had the opportunity to have these trainings count towards their CE as well ;)		[ANSWERED] from Darrell Young to Riley Relfe (privately): 11:43 AM Aloha Riley, Dan did check with the HAR but was only able to secure CLE credit with the Hawaii State Bar for attorneys. Now that we have created 2 hour training modules, it should make it easier to have more focused training session like today for unique groups such as HAR.
				from Riley Relfe to all panelists: 11:45 AM Thank you. It's a real bumner HAR wouldn't let these trainings count towards our CE. But I'm getting a lot out of them nonetheless.
Mike	Dandurand	from mike dandurand to host & presenter: 11:47 AM What issues are allowed to deny a support animal?		
Alberta	Silva	[ANSWERED] Does the tenant have options if the LL refuses to allow them to seek financial rental assistance?		
Teresa	Daher	If a non paying tenant voluntarily leaves....can the security deposit be retained as damages		
Jayne	Lee	Dan, can you go over page 16 again? The Gov's Proc says that an owner cannot ask a tenant to vacate the unit unless the property is being sold or the immediate family member of owner moves in. Must there be a violation of the lease in order to ask the tenant to vacate? Thank you!		
		from Raelene Tenno to host & presenter: 12:00 PM As a landlord, I am obligated to inform the Condo AOA of my prospective tenants criminal history?		
Pam	Scott	Just to confirm. If an owner sells their home/condo they are not able to give a 45 Day Notice? Or did I misunderstand that? Also, if there are tenants that are recieving numerous complaints such as drug activity are we able to provide 45 day notice during the eviction mortorium. The complaints have also come from the condo management not just tenants. We have no proof of the complainst.		
JoDee	Hunt	Does the landlord have any recourse if a tenant just refuses to pay rent since last March and refuses to communicate and refuses to move. There is no current lease.		
Margaret	Steady	What if you have a tenant who will not communicate and not pay rent?		
Annie	Au Hoon	from Annie Au Hoon to host (privately): 12:01 PM Is there a statue of limitation on billing or sending former tenant to a collection agency?		
Paul	Watase	from paul Watase to host (privately): 12:05 PM I think occupancy limit can be determined by septic/cesspool capacity.		
Abby	McCoy	Is it legal for a landlord to increase rent for an additional person moving into your unit with you, e.g. a child or a partner moving in?		
Heather	Davis	If a tenant is in hospital, but their daughter who is not on the lease, keeps coming on property and in the mother's unit, even after being told by management several times as well as being given violations.. what else can be done?	x	
		from Margaret Steady to all panelists: 12:07 PM What if a tenant has been given 45 day notice to move since the owner is moving back in the house. Can the owner legally send the tenant to collections for back rent? If so when should the owner go to collections?		
		from Carrie Ann Shirota to host & presenter: 12:07 PM Could panelists speak to the "direct threat" defense in a case where a housing provider failed to provide a reasonable accommodation alleging that the tenant posed a health or safety threat? Is this a high standard to meet?	x	
Monique	Ibarra	We have a tenant that takes photos of children playing outside (on the sidewalk and driveway) in our complex and complains that there's too many playing near her apartment. she demands the landlord stop the children for playing. the parents of the children feel harrassed by the tenant and the tenant feels harrassed by the children. Mediation has been offered but refused by the tenant. What would be a response to either parties?		
Laura	Valenzuela	from Laura Valenzuela to host (privately): 12:12 PM There are fire codes relating to occupancy!!!		
Tracy	Benjamin	What about increasing tenant portions when they are receiving subsidy?		
Terri	Rodrigues	The tenant moved out and left his uncle and aunty in the unit, who was not on the lease. Can they be evicted during covid? Or are they trespassing?		

Geraldine	Bareng	from Geraldine Bareng to host & presenter: 12:15 PM What about for HUD subsidized properties? Can we do rent increases since it is based on their rent?		
Sweetie Hilda	Kealoha	from Sweetie Hilda Kealoha to host & presenter: 12:17 PM Why is it that property mgmt agencies are allowed to charge the rent at the max of the payment standards for those tenants who hold a section 8 voucher	x	
Heather	Davis	How can you keep a visitor off property, while the tenant they're there to see, isnt on site?		
Elizabeth	Fusco	from Elizabeth Fusco to host (privately): 12:19 PM May I issue a 45 day notice to vacate now for lease violations only?		
		12:14 PM from Hannah M to host (privately): If receiving Section 8 subsidy, a client is allowed to get additional rental assistance and not considered dual subsidy?		
		So what are the qualifications because we as specialist have told multiple clients that it's considered dual subsidy		
		12:15 PM from Geraldine Bareng to host & presenter: What about for HUD subsidized properties? Can we do rent increases since it is based on their rent?		
		Is it required to register service animal with the resident manager by providing verifying documentation?		